



Tower Road, Four Oaks,
Sutton Coldfield, B75 5EW

Guide Price £350,000

Every corner of this home whispers the language of meticulous attention to detail, harmonizing a modern style with comfort in an ambiance that invites relaxation and inspires admiration.

The living room boasts sleek lines and a neutral colour palette, while large windows invite natural light to dance across the room, accentuating its spaciousness. As you transition into the kitchen, it's a culinary haven bathed in light. High-end appliances with clean lines stand against a white countertops that exude luxury. The cabinets, meticulously crafted, are both functional and stylish, offering ample storage without compromising on the design's aesthetic. The kitchen island serves as a focal point, its sleek design inviting gatherings and conversations.

Ascending the stairs reveals three bedrooms and a modern well fitted bathroom completes this level.

Outside the South facing private rear garden enjoys complete privacy without any overlooking. To the fore the driveway provides off road parking.

All amenities are within easy reach with comprehensive shops and restaurants at Mere Green. Regular local transport services provide easy of access to Birmingham, Lichfield and Sutton Coldfield Centres with Butlers Lane Railway Station only a few minutes drive away.

ADDITIONAL INFORMATION

Please note that the property has been fully refurbished throughout.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Birmingham City Council.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



Living Room
4.62m (15'2") x 3.94m (12'11")

Kitchen/Dining
5.64m (18'6") x 4.72m (15'6")

Landing

Bedroom 1
3.66m (12') x 3.56m (11'8")

Bedroom 2
3.43m (11'3") x 2.29m (7'6")

Bedroom 3
2.87m (9'5") x 2.57m (8'5")

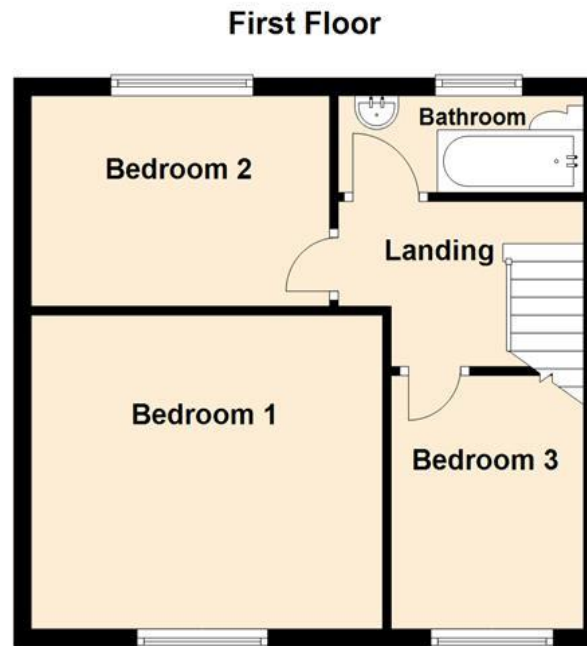
Bathroom





Floor Plan

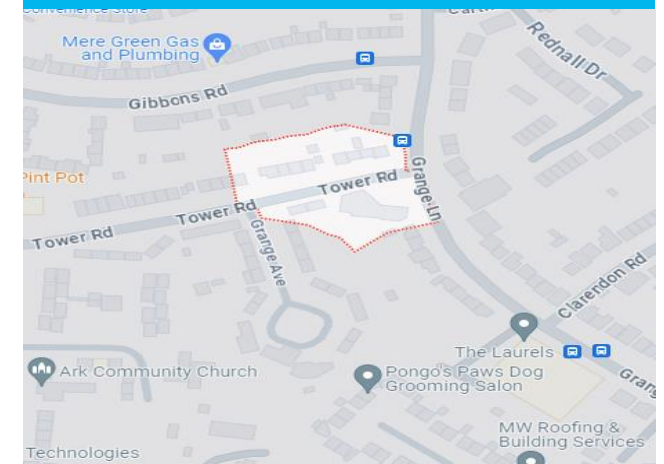
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: